

Board of County Commissioners

Division of Planning & Development

Development Review

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December 2, 2002 DRC Meeting

Meeting convened at 2:07 PM.

Present: Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of November 25, 2002. Mrs. Keenum seconded the motion and the motion carried.

Old Business-

None

New Business-

Klings Warehouse Building

Medium Development

Conceptual Plan Review

Chuck Hyatt, Farner Barley and Associates, Inc., was present and requesting conceptual approval to construct a 308 sf office and 1708 sf warehouse. The warehouse will be used to store paint and drywall materials. The zoning is appropriate for the proposed use. Perry Street is also CR 108 and is a narrow road. CR 108 is improved until Third Street. Mr. Helms has been working with Public Works regarding their approval on the proposed use of CR 108. The pavement width of CR 108 was discussed and the applicant was asked to show the width on the revised plans. There is a church and houses on the surrounding properties. The expected traffic is 20 trips per day made by the workers. There is no overnight parking expected for this project. The primary uses surrounding the project are residential. SWFWMD permits are required before engineering approval. A driveway connection permit is needed from Public Works. Fire control is not addressed on the plans, but the applicant spoke to Brian Rusu of the Building Department regarding addressing the issue during the building permit stage. The surrounding uses are not shown on the plan. All storage will be enclosed. The existing mobile home will be removed from the property. The County Engineer asked for the existing zoning and land use to be shown on the plan for the project and surrounding properties. Culverts were discussed. A soil type clarification is needed. Utilizing the existing well was discussed.

The required setbacks for the well were also discussed. A new well may be required. The Committee expressed their concerns on the condition of Perry and Third Streets. Mr. Helms confirmed that CL zoning allowed inside storage only.

Mr. Helms moved to approve the request for conceptual review, subject to the submittal of a revised plan showing the pavement width and surrounding zonings and uses, and approval from Public Works regarding Perry Street. Mr. Mountain seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for December 9, 2002.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 2:25 PM.